



REALTORS® Association of Edmonton

Edmonton Real Estate Board – Co-operative Listing Bureau Limited

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February unit sales increase 26%, prices increase slightly

Edmonton, March 2, 2017:

Reported unit sales continued to outperform 2016 in the Edmonton Census Metropolitan Area (CMA), with all residential categories increasing 26.6% in February 2017.

Unit prices continued to remain stable compared to previous reported periods. Single family home prices increased 2.61% over January and 1.85% compared to February 2016, to an average selling price of \$427,726. Duplex and rowhouse unit prices decreased by 1.40% compared to January and decreased 1.78% relative to February last year. Condominium unit prices, which tend to experience higher fluctuations due to the wide variety of listings, continued to decrease, declining to 6.51% in January 2017 and 6.65% in February 2016.

“As we head into the spring buying season with stable prices, coupled with increases in unit sales and seasonally-appropriate inventory levels, it seems like a positive sign for our market,” says James Mabey, REALTORS® Association of Edmonton Chair.

While 2016 overall had higher inventory relative to previous years, 2017 inventory is more consistent with typical market activity for this time of year. Overall inventory decreased 8.58% compared to February 2016, and increased 9.19% compared to January 2017.

Average days on market (DOM) in February was 65, which is an increase from 57 days in February 2016 and a decrease compared to 72 days in January. Single family home average DOM was 59 days, down 3 days year to date (YTD) and condominium average DOM was 73, down 5 days YTD. Duplex and rowhouse average DOM increased to 80 from 76 YTD.

Certain segments of the market continued to gain in popularity with buyers this month. Condominiums under \$250,000 represented the majority of reported sales for that category. Although duplexes and rowhouses account for only 11% of total unit sales, the reported sales for 2017 are up 41% compared to 2016, signaling continued growth in popularity of this property type.

“As the weather warms and we begin looking towards spring, both buyers and sellers are making some of the biggest financial decisions of their lives,” said Mabey. “A professional REALTOR® is here to help you through it.”

Highlights of MLS® System activity

MLS® System Activity for January 2017 (for all-residential sales in Edmonton CMA ¹)	February 2017	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$427,726	2.61%	1.85%
SFD median ⁴ selling price – month	\$391,000	0.26%	-2.25%
Condominium average selling price	\$230,661	-6.51%	-6.65%
Condominium median selling price	\$219,963	-3.53%	-1.80%
All-residential ⁵ average selling price	\$359,468	1.02%	-1.05%
All-residential median selling price	\$339,289	-0.06%	-2.36%
# residential listings this month	2,431	11.26%	-12.08%
# residential sales this month	1,060	43.63%	26.64%
# residential inventory at month end	6,108	9.19%	-8.58%
# Total ⁶ MLS® System sales this month	1,341	38.39%	25.44%
\$ Value Total residential sales this month	\$427 million	42.58%	25.20%
\$ Value of total MLS® System sales – month	\$474 million	32.52%	24.03%
\$ Value of total MLS® System sales - YTD	\$859 million	140.05%	25.29%

¹ Census Metropolitan Area (Edmonton and municipalities in the four surrounding counties)

² Single Family Dwelling

³ Average: The total value of sales in a category divided by the number of properties sold

⁴ Median: The middle figure in an ordered list of all sales prices

⁵ Residential includes SFD, condos and duplex/row houses

⁶ Includes residential, rural and commercial sales

³ Average prices indicate market trends only. They do not reflect actual changes for a particular property, which may vary from house to house and area to area. **Sales are compared to the month end reports from the prior period and do not reflect late reported sales.** The RAE trading area includes communities beyond the CMA (Census Metropolitan Area) and therefore average and median prices may include sold properties outside the CMA. For information on a specific area, contact your local REALTOR®.

The REALTORS® Association of Edmonton (Edmonton Real Estate Board), founded in 1927, is a professional association of real estate Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at www.YEGisHome.ca and www.ereb.com, as well as in the Real Estate Weekly and www.REALTOR.ca. REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

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February 2017

	2017	2016	2015	2014	2013
Single Family Detached					
Listings / YTD	1,284 / 2,412	1,584 / 2,893	1,433 / 2,731	1,082 / 2,122	1,115 / 2,070
Sales / YTD	623 / 1,099	567 / 956	606 / 1,042	747 / 1,289	648 / 1,176
Sales to Listings Ratio / YTD	49% / 46%	36% / 33%	42% / 38%	69% / 61%	58% / 57%
Sales Volume	266,473,236	235,950,364	261,778,118	323,639,097	259,476,364
Sales Volume YTD	463,904,032	397,811,554	446,712,731	548,414,719	469,552,825
Average Sale Price	427,726	416,138	431,977	433,252	400,426
Average Sale Price YTD	422,115	416,121	428,707	425,458	399,280
Median Sale Price	391,000	398,000	400,000	392,000	375,000
Median Sale Price YTD	390,000	393,000	395,500	390,000	375,000
Average Days on Market / YTD	59 / 62	52 / 55	45 / 49	52 / 55	52 / 58
Median Days on Market / YTD	36 / 43	34 / 40	26 / 30	30 / 34	32 / 42
Condominium					
Listings / YTD	872 / 1,666	878 / 1,638	727 / 1,451	630 / 1,200	654 / 1,281
Sales / YTD	293 / 515	253 / 489	300 / 516	364 / 631	292 / 581
Sales to Listings Ratio / YTD	34% / 31%	29% / 30%	41% / 36%	58% / 53%	45% / 45%
Sales Volume	67,583,637	62,386,820	75,121,613	86,768,792	67,593,619
Sales Volume YTD	123,051,031	115,961,757	129,777,334	149,284,895	130,012,152
Average Sale Price	230,661	246,588	250,405	238,376	231,485
Average Sale Price YTD	238,934	237,141	251,506	236,585	223,773
Median Sale Price	219,963	225,000	235,500	224,750	212,450
Median Sale Price YTD	225,000	222,000	237,500	220,000	210,000
Average Days on Market / YTD	73 / 78	57 / 70	49 / 54	58 / 59	61 / 71
Median Days on Market / YTD	45 / 58	39 / 52	32 / 38	34 / 40	41 / 49
Duplex/Rowhouse					
Listings / YTD	217 / 424	232 / 462	190 / 422	138 / 258	124 / 252
Sales / YTD	122 / 196	86 / 146	96 / 159	87 / 163	93 / 156
Sales to Listings Ratio / YTD	56% / 46%	37% / 32%	51% / 38%	63% / 63%	75% / 62%
Sales Volume	42,465,504	30,385,146	33,604,144	29,408,085	30,982,523
Sales Volume YTD	68,554,218	49,937,798	57,450,448	54,955,822	51,463,465
Average Sale Price	348,078	353,316	350,043	338,024	333,145
Average Sale Price YTD	349,766	342,040	361,324	337,152	329,894
Median Sale Price	336,963	327,650	342,750	329,900	315,000
Median Sale Price YTD	336,213	327,000	344,900	327,000	311,750
Average Days on Market / YTD	80 / 76	70 / 70	35 / 45	47 / 50	63 / 68
Median Days on Market / YTD	62 / 61	59 / 62	28 / 28	31 / 35	37 / 39
Total Residential²					
Listings / YTD	2,431 / 4,615	2,768 / 5,133	2,407 / 4,725	1,912 / 3,700	1,951 / 3,718
Sales / YTD	1,060 / 1,853	919 / 1,616	1,026 / 1,760	1,224 / 2,124	1,063 / 1,978
Sales to Listings Ratio / YTD	44% / 40%	33% / 31%	43% / 37%	64% / 57%	54% / 53%
Sales Volume	381,036,577	330,717,830	373,723,674	444,691,719	363,315,586
Sales Volume YTD	663,962,781	567,316,609	639,950,612	759,478,171	661,679,728
Average Sale Price	359,468	359,867	364,253	363,310	341,783
Average Sale Price YTD	358,318	351,062	363,608	357,570	334,520
Median Sale Price	339,289	345,000	350,000	337,500	325,000
Median Sale Price YTD	340,000	340,000	346,000	335,000	322,000
Average Days on Market / YTD	65 / 68	56 / 61	48 / 52	53 / 56	57 / 65
Median Days on Market / YTD	42 / 51	37 / 47	28 / 33	31 / 37	35 / 45

¹ Edmonton CMA (Census Metropolitan Area) includes the City of Edmonton and the Counties of Leduc, Parkland, Strathcona, and Sturgeon and the municipalities therein.

² Total Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

February 2017

	2017	2016	2015	2014	2013
Acreeage with Home					
Listings / YTD	148 / 257	161 / 307	189 / 329	150 / 296	150 / 294
Sales / YTD	33 / 72	36 / 59	49 / 90	57 / 97	47 / 95
Sales to Listings Ratio / YTD	22% / 28%	22% / 19%	26% / 27%	38% / 33%	31% / 32%
Sales Volume	20,259,288	19,261,900	29,885,905	30,346,650	26,905,198
Sales Volume YTD	43,630,088	31,767,700	54,446,665	51,459,950	53,539,612
Average Sale Price	613,918	535,053	609,916	532,397	572,451
Average Sale Price YTD	605,973	538,436	604,963	530,515	563,575
Median Sale Price	575,000	507,500	564,000	485,000	530,000
Median Sale Price YTD	560,000	515,000	532,500	485,000	520,000
Average Days on Market / YTD	77 / 99	99 / 91	69 / 85	100 / 100	98 / 93
Median Days on Market / YTD	35 / 86	58 / 58	38 / 55	46 / 70	60 / 65
Vacant Acreeage and Recreational					
Listings / YTD	33 / 59	50 / 93	71 / 142	68 / 138	56 / 151
Sales / YTD	15 / 27	13 / 22	13 / 22	8 / 18	17 / 27
Sales to Listings Ratio / YTD	45% / 46%	26% / 24%	18% / 15%	12% / 13%	30% / 18%
Sales Volume	3,972,400	3,155,000	10,897,525	1,974,895	3,403,095
Sales Volume YTD	7,853,675	5,097,700	15,484,377	6,027,965	6,206,270
Average Sale Price	264,827	242,692	838,271	246,862	200,182
Average Sale Price YTD	290,877	231,714	703,835	334,887	229,862
Median Sale Price	210,000	235,000	495,000	264,948	235,000
Median Sale Price YTD	230,000	217,500	466,250	264,948	239,325
Average Days on Market / YTD	174 / 163	173 / 167	134 / 153	142 / 220	88 / 96
Median Days on Market / YTD	160 / 126	134 / 101	53 / 69	70 / 127	39 / 46
Recreational with Home					
Listings / YTD	3 / 4	0 / 2	1 / 3	1 / 1	1 / 5
Sales / YTD	0 / 1	2 / 2	0 / 0	0 / 0	1 / 2
Sales to Listings Ratio / YTD	0% / 25%	0% / 100%	0% / 0%	0% / 0%	100% / 40%
Sales Volume	0	679,000	0	0	214,000
Sales Volume YTD	350,000	679,000	0	0	409,900
Average Sale Price	0	339,500	0	0	214,000
Average Sale Price YTD	350,000	339,500	0	0	204,950
Median Sale Price	0	339,500	0	0	214,000
Median Sale Price YTD	350,000	339,500	0	0	204,950
Average Days on Market / YTD	0 / 41	146 / 146	0 / 0	0 / 0	49 / 37
Median Days on Market / YTD	0 / 41	146 / 146	0 / 0	0 / 0	49 / 37
Total Rural²					
Listings / YTD	184 / 320	211 / 402	261 / 474	219 / 435	207 / 450
Sales / YTD	48 / 100	51 / 83	62 / 112	65 / 115	65 / 124
Sales to Listings Ratio / YTD	26% / 31%	24% / 21%	24% / 24%	30% / 26%	31% / 28%
Sales Volume	24,231,688	23,095,900	40,783,430	32,321,545	30,522,293
Sales Volume YTD	51,833,763	37,544,400	69,931,042	57,487,915	60,155,782
Average Sale Price	504,827	452,861	657,797	497,255	469,574
Average Sale Price YTD	518,338	452,342	624,384	499,895	485,127
Median Sale Price	505,000	439,000	557,750	455,000	424,000
Median Sale Price YTD	507,500	439,000	530,000	460,000	456,900
Average Days on Market / YTD	107 / 115	120 / 113	82 / 99	105 / 118	95 / 93
Median Days on Market / YTD	91 / 91	67 / 67	39 / 55	46 / 88	55 / 60

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² Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

February 2017

	2017	2016	2015	2014	2013
Land					
Listings / YTD	11 / 22	14 / 23	12 / 22	13 / 17	16 / 27
Sales / YTD	0 / 3	5 / 5	1 / 1	2 / 2	1 / 2
Sales to Listings Ratio / YTD	0% / 14%	36% / 22%	8% / 5%	15% / 12%	6% / 7%
Sales Volume	0	2,777,000	55,000	545,000	2,379,000
Sales Volume YTD	1,500,000	2,777,000	55,000	545,000	4,979,000
Average Sale Price	0	555,400	55,000	272,500	2,379,000
Average Sale Price YTD	500,000	555,400	55,000	272,500	2,489,500
Median Sale Price	0	550,000	55,000	272,500	2,379,000
Median Sale Price YTD	375,000	550,000	55,000	272,500	2,489,500
Average Days on Market / YTD	0 / 108	257 / 257	76 / 76	320 / 320	415 / 621
Median Days on Market / YTD	0 / 138	216 / 216	76 / 76	320 / 320	415 / 621
Investment					
Listings / YTD	22 / 47	25 / 48	23 / 45	13 / 46	23 / 51
Sales / YTD	7 / 14	5 / 9	4 / 7	5 / 13	8 / 17
Sales to Listings Ratio / YTD	32% / 30%	20% / 19%	17% / 16%	38% / 28%	35% / 33%
Sales Volume	2,695,050	5,055,700	1,675,000	4,350,850	5,779,775
Sales Volume YTD	10,901,350	8,220,700	6,600,000	10,119,530	8,942,075
Average Sale Price	385,007	1,011,140	418,750	870,170	722,472
Average Sale Price YTD	778,668	913,411	942,857	778,425	526,004
Median Sale Price	312,500	450,000	402,500	693,000	296,541
Median Sale Price YTD	456,000	450,000	495,000	623,880	318,000
Average Days on Market / YTD	93 / 135	132 / 163	71 / 87	92 / 135	66 / 98
Median Days on Market / YTD	64 / 129	82 / 158	77 / 55	29 / 51	63 / 85
Multi Family					
Listings / YTD	8 / 12	6 / 7	11 / 16	5 / 9	5 / 20
Sales / YTD	2 / 3	1 / 1	0 / 0	1 / 6	4 / 5
Sales to Listings Ratio / YTD	25% / 25%	17% / 14%	0% / 0%	20% / 67%	80% / 25%
Sales Volume	1,423,500	1,163,000	0	720,000	5,306,684
Sales Volume YTD	2,205,500	1,163,000	0	7,770,000	6,046,684
Average Sale Price	711,750	1,163,000	0	720,000	1,326,671
Average Sale Price YTD	735,167	1,163,000	0	1,295,000	1,209,337
Median Sale Price	711,750	1,163,000	0	720,000	1,265,842
Median Sale Price YTD	782,000	1,163,000	0	1,315,000	1,130,000
Average Days on Market / YTD	96 / 112	65 / 65	0 / 0	98 / 180	56 / 78
Median Days on Market / YTD	96 / 145	65 / 65	0 / 0	98 / 206	48 / 51
Hotel/Motel					
Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

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February 2017

	2017	2016	2015	2014	2013
Business					
Listings / YTD	20 / 39	16 / 37	16 / 59	17 / 40	33 / 64
Sales / YTD	3 / 4	4 / 6	2 / 4	2 / 7	3 / 7
Sales to Listings Ratio / YTD	15% / 10%	25% / 16%	13% / 7%	12% / 18%	9% / 11%
Sales Volume	323,990	950,000	310,000	285,000	232,500
Sales Volume YTD	423,990	1,260,000	642,000	2,685,500	757,500
Average Sale Price	107,997	237,500	155,000	142,500	77,500
Average Sale Price YTD	105,998	210,000	160,500	383,643	108,214
Median Sale Price	50,000	250,000	155,000	142,500	40,000
Median Sale Price YTD	75,000	177,500	155,000	76,500	85,000
Average Days on Market / YTD	191 / 161	155 / 194	285 / 184	311 / 273	89 / 67
Median Days on Market / YTD	167 / 140	171 / 185	285 / 83	311 / 281	87 / 65
Lease					
Listings / YTD	16 / 37	28 / 57	15 / 40	12 / 35	17 / 36
Sales / YTD	7 / 11	5 / 10	6 / 11	6 / 17	3 / 7
Sales to Listings Ratio / YTD	44% / 30%	18% / 18%	40% / 28%	50% / 49%	18% / 19%
Sales Volume	1,028,563	214,300	606,251	901,334	896,296
Sales Volume YTD	1,574,743	971,146	1,520,441	1,655,735	1,438,462
Average Sale Price	146,938	42,860	101,042	150,222	298,765
Average Sale Price YTD	143,158	97,115	138,222	97,396	205,495
Median Sale Price	75,000	39,600	65,186	150,972	308,875
Median Sale Price YTD	75,000	57,600	147,600	63,600	189,360
Average Days on Market / YTD	108 / 139	65 / 64	114 / 91	205 / 135	827 / 397
Median Days on Market / YTD	106 / 136	46 / 64	71 / 61	161 / 80	178 / 98
Farms					
Listings / YTD	0 / 0	0 / 0	16 / 35	29 / 55	33 / 53
Sales / YTD	0 / 1	0 / 0	5 / 8	17 / 23	7 / 16
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	31% / 23%	59% / 42%	21% / 30%
Sales Volume	0	0	7,958,250	10,648,000	6,625,500
Sales Volume YTD	700,000	0	10,188,250	18,084,375	10,002,000
Average Sale Price	0	0	1,591,650	626,353	946,500
Average Sale Price YTD	700,000	0	1,273,531	786,277	625,125
Median Sale Price	0	0	628,250	585,000	348,000
Median Sale Price YTD	700,000	0	677,500	648,000	321,250
Average Days on Market / YTD	0 / 523	0 / 0	128 / 126	126 / 123	143 / 179
Median Days on Market / YTD	0 / 523	0 / 0	31 / 41	98 / 89	158 / 138
Total Commercial²					
Listings / YTD	76 / 156	88 / 171	93 / 217	89 / 202	127 / 251
Sales / YTD	19 / 36	20 / 31	18 / 31	33 / 68	26 / 54
Sales to Listings Ratio / YTD	25% / 23%	23% / 18%	19% / 14%	37% / 34%	20% / 22%
Sales Volume	5,471,103	10,160,000	10,604,501	17,450,184	21,219,755
Sales Volume YTD	17,305,583	14,391,846	19,005,691	40,860,140	32,165,721
Average Sale Price	287,953	508,000	589,139	528,793	816,144
Average Sale Price YTD	480,711	464,253	613,087	600,884	595,662
Median Sale Price	230,000	315,000	301,057	440,000	328,438
Median Sale Price YTD	328,750	300,000	352,000	419,900	304,438
Average Days on Market / YTD	114 / 146	148 / 149	125 / 111	157 / 154	189 / 174
Median Days on Market / YTD	112 / 137	118 / 130	61 / 61	105 / 105	86 / 87

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² Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

February 2017

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2013	January	3,743	1,079	565	2,709	254
	February	4,183	1,171	616	3,026	285
	March	4,741	1,256	624	3,461	280
	April	5,294	1,450	660	3,886	294
	May	6,028	1,569	702	4,457	309
	June	6,078	1,610	704	4,523	315
	July	5,834	1,639	700	4,367	312
	August	5,557	1,660	704	4,123	299
	September	5,111	1,538	556	3,837	268
	October	4,807	1,468	604	3,637	295
	November	4,047	1,249	626	3,015	282
	December	3,049	1,052	524	2,235	231
2014	January	3,537	927	576	2,607	252
	February	3,906	1,009	582	2,880	251
	March	4,413	1,141	637	3,223	270
	April	4,910	1,254	652	3,613	268
	May	5,634	1,376	671	4,218	266
	June	5,704	1,397	636	4,293	262
	July	5,609	1,342	612	4,194	261
	August	5,334	1,397	589	4,017	251
	September	4,812	1,272	602	3,632	264
	October	4,473	1,101	579	3,404	256
	November	3,906	950	584	2,930	273
	December	3,059	782	502	2,275	229
2015	January	4,132	853	554	3,113	272
	February	5,008	1,003	587	3,759	286
	March	5,944	1,128	604	4,393	289
	April	6,784	1,255	608	4,985	295
	May	7,303	1,331	603	5,442	294
	June	7,177	1,364	598	5,424	305
	July	7,226	1,361	591	5,494	299
	August	7,227	1,329	605	5,493	278
	September	7,108	1,233	590	5,330	267
	October	6,641	1,083	574	4,957	269
	November	6,043	938	540	4,517	267
	December	5,088	797	478	3,747	230
2016	January	5,751	866	503	4,215	258
	February	6,681	951	531	4,884	281
	March	7,294	1,059	537	5,310	300
	April	8,033	1,180	557	5,829	300
	May	8,152	1,148	586	5,968	322
	June	8,179	1,211	601	6,032	336
	July	8,048	1,187	576	5,916	322
	August	7,908	1,206	593	5,836	331
	September	7,857	1,204	580	5,874	328
	October	7,215	1,066	556	5,416	318
	November	6,493	929	532	4,903	317
	December	5,208	786	474	3,869	282
2017	January	5,594	777	501	4,159	291
	February	6,108	833	509	4,523	292

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² Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

³ Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

⁴ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

February 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Single Family Detached							
Northwest	Sales	28	18	30	48	29	50
	Average	431,782	339,011	392,183	413,508	359,334	375,108
	Median	388,950	300,000	369,000	379,000	335,500	337,500
North Central	Sales	88	94	88	159	155	164
	Average	388,233	377,975	397,936	382,849	384,526	398,520
	Median	371,500	374,000	381,500	362,500	381,900	375,950
Northeast	Sales	32	22	27	56	52	52
	Average	310,350	300,523	333,896	331,635	326,471	346,551
	Median	293,500	289,250	315,000	312,500	312,000	320,000
Central	Sales	25	15	22	41	27	43
	Average	218,342	270,900	286,472	241,318	263,537	293,299
	Median	225,000	278,000	282,750	236,900	257,500	285,500
West	Sales	43	42	52	86	63	87
	Average	504,669	470,122	458,502	509,185	479,224	475,845
	Median	435,000	428,750	406,500	404,000	425,000	421,000
Southwest	Sales	64	69	75	120	103	109
	Average	553,480	519,373	539,074	538,479	516,281	556,316
	Median	508,500	475,000	486,500	477,450	473,000	492,000
Southeast	Sales	84	88	85	152	157	136
	Average	378,862	388,626	405,381	382,705	386,234	399,665
	Median	356,500	374,000	390,000	364,500	362,500	384,000
Anthony Henday	Sales	96	84	67	151	147	106
	Average	522,089	475,057	517,913	510,908	485,607	519,528
	Median	458,750	457,900	470,000	460,000	457,500	465,500
City of Edmonton Total	Sales	460	432	445	813	733	746
	Average	436,331	421,279	438,554	434,087	422,245	436,772
	Median	395,000	402,750	402,500	396,000	400,000	399,850
Condominiums							
Northwest	Sales	8	11	6	10	42	16
	Average	228,813	261,409	245,317	235,900	176,719	276,925
	Median	217,500	215,000	237,200	229,750	114,440	246,200
North Central	Sales	42	31	48	68	59	78
	Average	235,568	216,582	213,993	229,915	218,554	222,378
	Median	224,500	217,500	216,000	221,525	205,000	216,950
Northeast	Sales	21	20	25	40	32	42
	Average	144,405	185,688	195,893	178,425	192,292	197,214
	Median	160,000	181,500	185,000	167,000	190,250	196,000
Central	Sales	47	41	38	83	74	74
	Average	248,928	284,530	321,181	271,219	273,279	297,762
	Median	250,000	255,000	317,500	277,000	244,000	300,000
West	Sales	17	24	37	38	44	52
	Average	215,593	205,604	239,038	216,697	208,417	223,099
	Median	200,000	202,750	232,000	203,250	202,750	211,750
Southwest	Sales	49	35	45	76	63	73
	Average	256,566	269,150	273,431	266,733	267,026	290,001
	Median	233,000	267,000	282,000	253,500	262,500	293,000
Southeast	Sales	33	34	46	55	62	69
	Average	225,941	232,187	236,672	223,004	232,432	233,807
	Median	215,000	226,000	212,000	222,500	229,000	216,000
Anthony Henday	Sales	41	35	31	72	68	57
	Average	242,615	276,848	251,756	238,197	260,368	249,953
	Median	226,888	265,000	236,500	227,394	250,000	236,500
City of Edmonton Total	Sales	258	231	276	442	444	461
	Average	232,932	246,354	248,862	238,830	236,040	249,989
	Median	220,000	222,000	235,000	225,000	219,250	235,000

n/a = insufficient data

February 2017

	2017	2016	2015	2014	2013
Edmonton City Monthly					
Listings	1,897	2,138	1,883	1,495	1,532
Sales	843	742	805	933	819
Sales Volume	302,820,406	269,117,214	291,944,225	338,019,899	286,593,235
Edmonton City Year to Date					
Listings	3,610	3,973	3,756	2,897	2,930
Sales	1,461	1,315	1,358	1,641	1,528
Sales Volume	530,431,340	463,288,592	494,412,109	588,951,468	514,652,758
Edmonton City Month End Active Inventory					
Residential	4,523	4,884	3,759	2,880	3,026
Commercial	292	281	286	251	285
TOTAL	4,815	5,165	4,045	3,131	3,311
<hr/>					
Edmonton CMA Monthly					
Listings	2,691	3,067	2,761	2,220	2,285
Sales	1,127	990	1,106	1,322	1,154
Sales Volume	410,739,368	363,973,730	425,111,605	494,463,448	415,057,634
Edmonton CMA Year to Date					
Listings	5,091	5,706	5,416	4,337	4,419
Sales	1,989	1,730	1,903	2,307	2,156
Sales Volume	733,102,127	619,252,855	728,887,345	857,826,226	754,001,231
Edmonton CMA Month End Active Inventory					
Residential	6,108	6,681	5,008	3,906	4,183
Rural	833	951	1,003	1,009	1,171
Commercial	509	531	587	582	616
TOTAL	7,450	8,163	6,598	5,497	5,970
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Total Board Monthly					
Listings	3,294	3,690	3,370	2,800	2,898
Sales	1,341	1,169	1,312	1,599	1,473
Sales Volume	474,617,844	416,911,968	490,314,968	586,815,800	510,094,868
Total Board Year to Date					
Listings	6,217	6,930	6,683	5,470	5,650
Sales	2,377	2,057	2,291	2,791	2,718
Sales Volume	859,759,035	718,295,045	848,837,501	1,014,029,242	919,152,037

February 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Barrhead	Sales	3	1	6	7	5	8
	Sales Volume	n/a	n/a	1,510,950	1,739,500	1,337,700	1,793,950
	Average Price	n/a	n/a	251,825	248,500	267,540	224,244
	Median Price	n/a	n/a	278,225	245,000	238,000	251,725
Beaumont	Sales	14	9	14	24	17	30
	Sales Volume	5,691,329	3,462,531	6,037,753	9,448,329	6,941,931	12,874,804
	Average Price	406,524	384,726	431,268	393,680	408,349	429,160
	Median Price	387,000	375,000	417,500	382,000	411,000	408,000
Bonnyville	Sales	4	3	7	11	5	11
	Sales Volume	n/a	n/a	1,931,700	4,013,700	1,236,900	3,680,200
	Average Price	n/a	n/a	275,957	364,882	247,380	334,564
	Median Price	n/a	n/a	280,000	339,700	294,000	300,000
Cold Lake	Sales	13	9	11	27	11	24
	Sales Volume	4,026,900	2,988,500	3,544,900	8,613,306	3,667,000	8,527,950
	Average Price	309,762	332,056	322,264	319,011	333,364	355,331
	Median Price	290,000	311,500	359,000	332,500	311,500	359,500
Devon	Sales	6	2	2	10	4	10
	Sales Volume	2,092,800	n/a	n/a	3,550,800	n/a	2,997,000
	Average Price	348,800	n/a	n/a	355,080	n/a	299,700
	Median Price	321,000	n/a	n/a	341,500	n/a	306,500
Drayton Valley	Sales	9	4	7	13	12	17
	Sales Volume	2,104,900	n/a	2,260,498	2,882,900	3,495,000	5,539,898
	Average Price	233,878	n/a	322,928	221,762	291,250	325,876
	Median Price	237,000	n/a	343,000	224,000	297,500	347,000
Fort Saskatchewan	SFD Sales	18	19	19	35	31	27
	SFD Average Price	398,331	435,805	412,368	391,156	419,752	401,519
	SFD Median Price	383,375	427,000	420,000	383,000	410,000	420,000
	Condo Sales	3	2	2	10	6	3
	Condo Average Price	n/a	n/a	n/a	240,200	269,500	n/a
	Condo Median Price	n/a	n/a	n/a	217,500	243,500	n/a
Total Sales Volume	9,857,813	11,302,245	10,357,950	19,486,213	18,829,022	15,028,550	
Gibbons	Sales	5	3	4	10	3	8
	Sales Volume	1,510,000	n/a	n/a	2,748,500	n/a	2,270,500
	Average Price	302,000	n/a	n/a	274,850	n/a	283,813
	Median Price	300,000	n/a	n/a	250,750	n/a	281,000
Leduc	SFD Sales	23	19	25	45	32	39
	SFD Average Price	374,146	367,547	391,196	375,234	361,666	391,956
	SFD Median Price	360,000	344,900	351,000	375,000	343,500	352,500
	Condo Sales	3	0	6	4	3	13
	Condo Average Price	n/a	n/a	261,333	n/a	n/a	269,769
	Condo Median Price	n/a	n/a	246,500	n/a	n/a	265,000
Total Sales Volume	9,531,249	8,965,080	12,467,049	21,039,199	15,106,980	20,901,949	

n/a = insufficient data

¹ Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

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February 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Morinville	Sales	10	13	11	19	14	21
	Sales Volume	3,383,800	4,595,000	3,396,400	6,026,550	4,945,000	7,113,200
	Average Price	338,380	353,462	308,764	317,187	353,214	338,724
	Median Price	342,000	352,500	275,000	302,000	351,250	342,500
Sherwood Park	SFD Sales	52	42	54	100	73	95
	SFD Average Price	466,771	465,667	441,508	451,857	470,347	443,449
	SFD Median Price	453,250	425,750	426,500	433,000	430,000	430,400
	Condo Sales	14	17	13	20	36	24
	Condo Average Price	297,668	314,841	307,385	288,338	302,992	312,842
	Condo Median Price	290,000	300,000	305,000	290,000	297,500	309,950
	Total Sales Volume	29,210,456	27,289,079	29,354,226	52,537,306	48,311,479	52,130,876
Spruce Grove	SFD Sales	22	25	23	33	46	46
	SFD Average Price	385,309	387,626	393,428	377,839	385,758	400,536
	SFD Median Price	376,250	392,000	374,750	375,000	391,000	380,000
	Condo Sales	7	1	2	11	5	7
	Condo Average Price	223,879	n/a	n/a	257,918	249,720	243,421
	Condo Median Price	230,000	n/a	n/a	237,000	269,000	233,000
	Total Sales Volume	13,691,854	12,166,746	12,040,499	20,258,204	23,524,075	24,527,194
St. Albert	SFD Sales	48	35	46	71	56	82
	SFD Average Price	473,838	458,384	493,000	469,265	447,545	481,652
	SFD Median Price	455,000	405,500	438,375	437,500	405,950	433,750
	Condo Sales	12	15	11	30	24	22
	Condo Average Price	244,158	258,793	276,891	265,377	252,083	275,632
	Condo Median Price	230,000	230,000	299,900	257,500	226,500	290,000
	Total Sales Volume	27,607,923	20,507,350	26,667,299	43,212,923	31,694,503	46,502,899
St. Paul	Sales	7	6	10	14	15	16
	Sales Volume	1,906,900	983,000	2,736,000	3,599,900	2,898,000	4,614,920
	Average Price	272,414	163,833	273,600	257,136	193,200	288,433
	Median Price	212,000	166,000	271,000	226,000	220,000	277,500
Stony Plain	Sales	24	12	20	43	20	35
	Sales Volume	7,185,956	3,650,364	6,856,249	13,633,856	5,911,486	12,238,619
	Average Price	299,415	304,197	342,812	317,066	295,574	349,675
	Median Price	301,250	333,750	373,000	312,015	322,361	355,000
Vegreville	Sales	1	3	5	3	4	8
	Sales Volume	n/a	n/a	1,154,250	n/a	n/a	1,725,750
	Average Price	n/a	n/a	230,850	n/a	n/a	215,719
	Median Price	n/a	n/a	237,000	n/a	n/a	222,500
Westlock	Sales	0	6	1	4	7	5
	Sales Volume	n/a	1,238,500	n/a	n/a	1,283,500	640,000
	Average Price	n/a	206,417	n/a	n/a	183,357	128,000
	Median Price	n/a	197,500	n/a	n/a	160,000	170,000
Wetaskiwin	Sales	13	10	10	20	20	24
	Sales Volume	2,625,400	2,124,500	2,475,500	3,990,550	4,257,152	5,175,500
	Average Price	201,954	212,450	247,550	199,528	212,858	215,646
	Median Price	214,500	188,500	261,750	213,875	220,000	230,500

n/a = insufficient data

¹ Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

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February 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Rural¹ Sales by County							
Athabasca County	Sales	1	2	0	3	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	8	0	5	17	3	9
	Sales Volume	1,998,340	n/a	1,767,000	6,310,340	n/a	3,188,250
Lac la Biche County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	9	8	11	16	13	15
	Sales Volume	3,426,500	3,120,500	12,517,375	6,623,875	4,501,800	15,380,727
Parkland County	Sales	19	21	23	44	35	47
	Sales Volume	8,890,288	8,732,500	9,776,900	20,894,750	14,774,500	21,942,760
Smoky Lake County	Sales	0	0	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	10	3	3	10	7	6
	Sales Volume	2,341,000	n/a	n/a	2,341,000	1,464,500	1,932,000
Strathcona County	Sales	13	11	21	22	17	34
	Sales Volume	7,059,900	6,565,400	14,790,950	12,258,738	10,072,900	23,817,350
Sturgeon County	Sales	7	11	7	18	18	16
	Sales Volume	4,855,000	4,677,500	3,698,205	12,056,400	8,195,200	8,790,205
Thorhild County	Sales	3	1	1	7	1	3
	Sales Volume	n/a	n/a	n/a	1,877,000	n/a	n/a
Two Hills County	Sales	1	0	3	2	0	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

¹ Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

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February 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	1	0	1	3	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac la Biche County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	0	4	0	0	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	8,030,000
Parkland County	Sales	0	2	0	0	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	0	0	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	0	0	1	1	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	0	0	1	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	0	0	0	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

¹ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

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